

# SUPER BIRD SUBDIVISION

A REPLAT OF LOTS 19 - 22, BLOCK 10,  
BENTON CANON'S FIRST SUBDIVISION AMENDED AS RECORDED IN PLAT BOOK 4, PAGE 39  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, Debra K. White, is the owner of that real property situate in the SW 1/4 NE 1/4 of Section 23, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, Colorado; being more particularly described as follows:

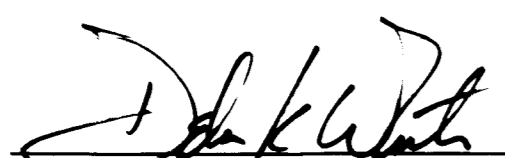
Lots 19, 20, 21, and 22 in Block 10 of Benton Canon's First Subdivision Amended, as recorded in Plat Book 4, at Page 39 of the Mesa County records. Said parcels contain 0.29 acres more or less.

Said Owner has by these presents laid out, platted and subdivided the above-described real property into Lots, Blocks and Tracts as shown hereon, and designated the same as SUPER BIRD SUBDIVISION, in the City of Grand Junction, County of Mesa, State of Colorado, and does hereby offer the following dedications and grants:

All Multipurpose Easements are dedicated to the City of Grand Junction for the use of City-approved utilities and public providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures.

All Tracts/Easements include the right of ingress and egress on, along, over, under, through and across by the beneficiaries, their successors, or assigns, together with the right to trim or remove interfering trees and brush, and in Drainage and Detention/Retention easements or tracts, the right to dredge; provided however, that the beneficiaries/owners shall utilize the same in a reasonable and prudent manner. Furthermore, the owners of said lots or tracts hereby platted shall not burden or overburden said easements by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

Said owner certifies that all lienholders appear hereon.

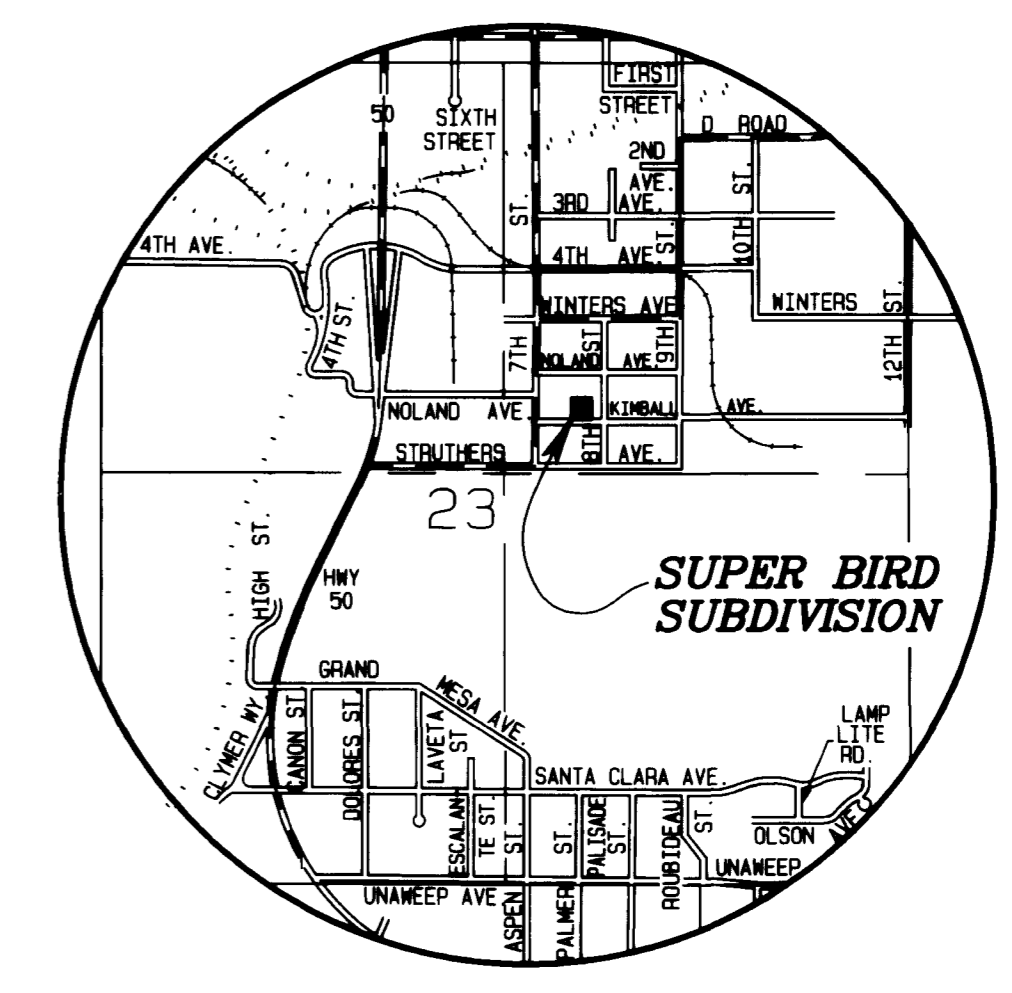
  
Debra K. White

### TITLE CERTIFICATION

State of Colorado  
County of Mesa

We, FAMICO, a title insurance company, as duly licensed in the State of Colorado, hereby certify that we have examined the title to the hereon described property, that we find the title to the property is vested to Debra K. White; that the current taxes have not been paid; that all mortgages not satisfied or released of record or otherwise terminated by law are shown hereon and that there are no other encumbrances of record; that all easements, reservations and right-of-ways of record are shown hereon.

Date: 3-14-2008 By: Jonathan V. Bernis, Examiner



VICINITY MAP  
N.T.S.

### CITY APPROVAL

This plat of Super Bird Subdivision, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, is approved and accepted on the 21<sup>st</sup> day of MARCH, 2008.

  
City Manager

  
City Mayor

### CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO )  
County of Mesa )ss  
COUNTY OF MESA )

This plat was accepted for filing in the office of the Clerk and Recorder of Mesa County, Colorado, at 4:06 o'clock PM, on this 1<sup>st</sup> day of April, 2008 and was recorded at Reception No. 2431990, Book 4636 and Pages 3-4  
Drawer No. 44-79 Fees 20.00 + 1.00

  
Clerk and Recorder

  
Deputy

### SURVEYOR'S STATEMENT

I, Steven L. Hagedorn, a licensed Professional Land Surveyor in the State of Colorado, do hereby state that this survey was performed by me or under my direct responsibility, supervision, and checking. That title research was supplied by First American Heritage Title Company in Title Commitment No. 915-H0191467-900-GTO.

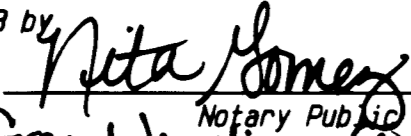


### LIENHOLDERS RATIFICATION OF PLAT

The undersigned, hereby certifies that it is a holder of a security interest upon the property hereon described and does hereby join in and consent to the dedication of the land described in said dedication by the owners thereof and agree that its security interest which is recorded in Book 4543 at Page 88, Book 4544 at Page 4 and Book 4544 at Page 16 of the public records of Mesa County, Colorado shall be subordinated to the dedications shown hereon.

BY:  FOR: WELLS FARGO BANK, N.A.



STATE OF COLORADO )  
County of Mesa )ss  
The foregoing Lienholders Ratification was acknowledged before me this 18 day of March, A.D., 2008 by Nita Gomez  
Witness my hand and official seal:   
Address: 359 Main St, Grand Junction, CO 81501  
My commission expires: 1/8/2011

To be completed by the City of Grand Junction personnel.  
The accuracy of this information is the responsibility of the City of Grand Junction.  
Recording Memorandum Book 4636 Page 5

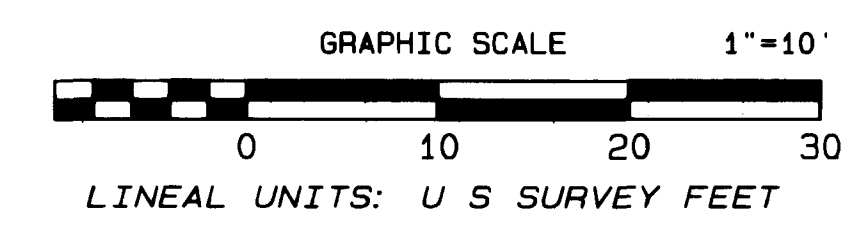
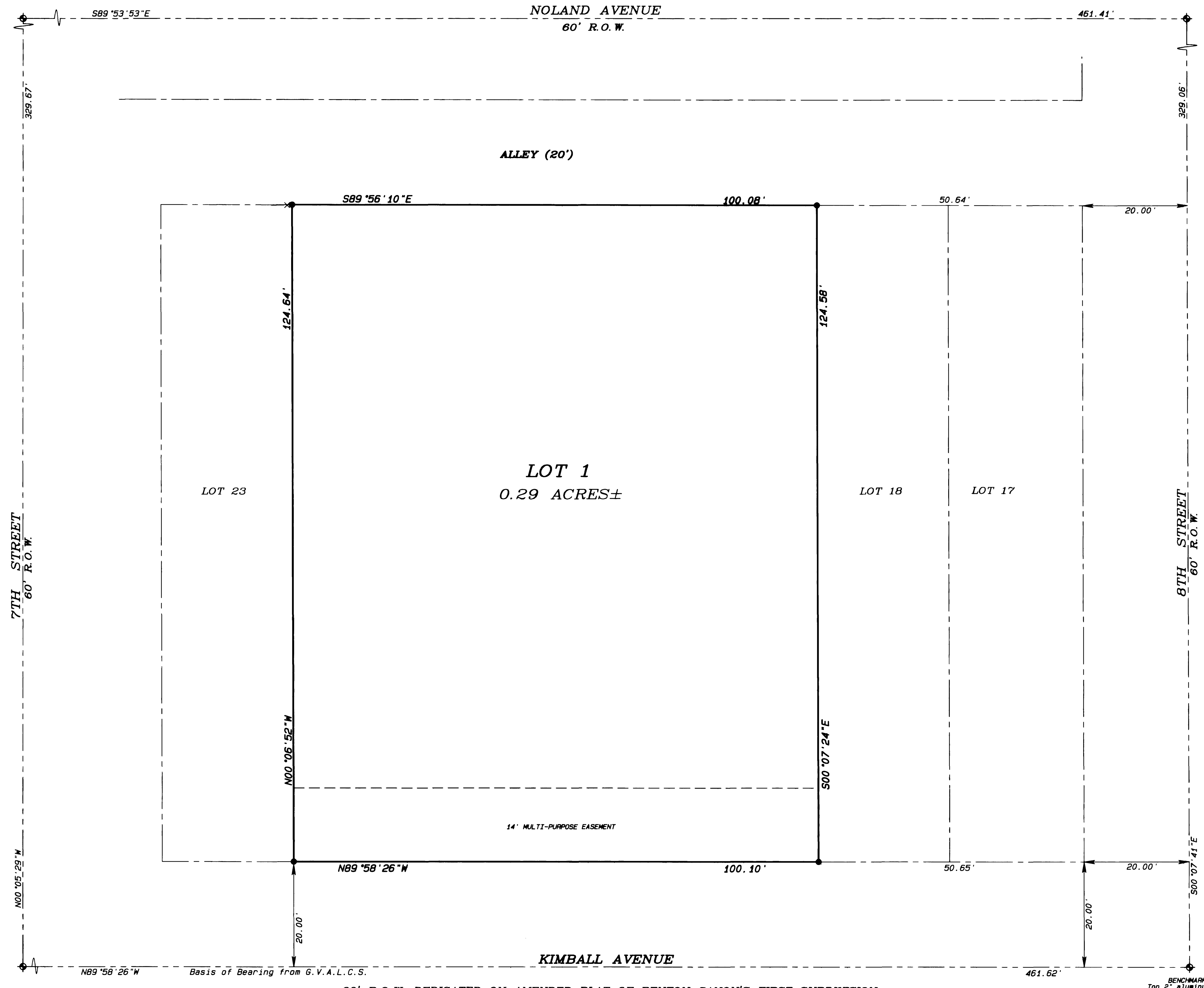
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A REPLAT OF LOTS 19 - 22, BLOCK 10,  
BENTON CANON'S FIRST SUBDIVISION AMENDED  
SW1/4 NE1/4 SECTION 23, T.1S., R.1W., UTE MERIDIAN  
CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO

**D H SURVEYS INC.**  
118 OURAY AVE. - GRAND JUNCTION, CO.  
(970) 245-8749

Designed By S.L.H. Checked By M.W.D. Job No. 652-07-05  
Drawn By TERRAMODEL Date MARCH, 2008 Sheet 1 OF 2

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- LEGEND & ABBREVIATIONS**
- ◆ FOUND CITY MONUMENT
  - SET 2" ALUMINUM CAP ON #5 REBAR "STAMPED D H SURVEY LS 24306" IN CONCRETE
  - G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
  - R.O.W. = RIGHT-OF-WAY
  - X— FENCE LINE

**AREA SUMMARY**  
 LOT 1 = 0.29 ACRE / 100%



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NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of this certification/statement shown hereon.

60' R.O.W. DEDICATED ON AMENDED PLAT OF BENTON CANON'S FIRST SUBDIVISION

BENCHMARK  
 Top 2" aluminum cap  
 stamped "LS 27279"  
 Elevation = 4569.66